

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Des Moines

State: IA

PJ's Total HOME Allocation Received: \$19,620,391

PJ's Size Grouping*: B

PJ Since (FY): 1992

| Category | PJ | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):** | | |
|--|---------------------|---------------------|----------------------------|---------------------|---|--------------------|---------|
| | | | | | Group | B | Overall |
| Program Progress: | | | PJs in State: <div>6</div> | | | | |
| % of Funds Committed | <div>94.43 %</div> | <div>92.56 %</div> | <div>2</div> | <div>91.92 %</div> | <div>76</div> | <div>72</div> | |
| % of Funds Disbursed | <div>87.29 %</div> | <div>86.41 %</div> | <div>3</div> | <div>82.65 %</div> | <div>69</div> | <div>65</div> | |
| Leveraging Ratio for Rental Activities | <div>9.36</div> | <div>8.76</div> | <div>1</div> | <div>4.67</div> | <div>100</div> | <div>100</div> | |
| % of Completed Rental Disbursements to All Rental Commitments*** | <div>96.16 %</div> | <div>95.06 %</div> | <div>4</div> | <div>81.09 %</div> | <div>58</div> | <div>50</div> | |
| % of Completed CHDO Disbursements to All CHDO Reservations*** | <div>83.01 %</div> | <div>84.04 %</div> | <div>5</div> | <div>68.72 %</div> | <div>80</div> | <div>74</div> | |
| Low-Income Benefit: | | | | | | | |
| % of 0-50% AMI Renters to All Renters | <div>97.83 %</div> | <div>90.40 %</div> | <div>1</div> | <div>79.93 %</div> | <div>92</div> | <div>89</div> | |
| % of 0-30% AMI Renters to All Renters*** | <div>73.04 %</div> | <div>59.83 %</div> | <div>2</div> | <div>44.94 %</div> | <div>93</div> | <div>88</div> | |
| Lease-Up: | | | | | | | |
| % of Occupied Rental Units to All Completed Rental Units*** | <div>100.00 %</div> | <div>97.70 %</div> | <div>1</div> | <div>94.87 %</div> | <div>100</div> | <div>100</div> | |
| Overall Ranking: | | | In State: <div>1 / 6</div> | | Nationally: <div>97</div> <div>98</div> | | |
| HOME Cost Per Unit and Number of Completed Units: | | | | | | | |
| Rental Unit | <div>\$9,084</div> | <div>\$11,765</div> | | <div>\$25,717</div> | <div>690</div> Units | <div>67.80 %</div> | |
| Homebuyer Unit | <div>\$26,025</div> | <div>\$16,042</div> | | <div>\$14,669</div> | <div>250</div> Units | <div>24.60 %</div> | |
| Homeowner-Rehab Unit | <div>\$26,486</div> | <div>\$20,339</div> | | <div>\$20,391</div> | <div>75</div> Units | <div>7.40 %</div> | |
| TBRA Unit | <div>\$2,400</div> | <div>\$761</div> | | <div>\$3,201</div> | <div>3</div> Units | <div>0.30 %</div> | |

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Des Moines IA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

| | Rental | Homebuyer | Homeowner |
|--------------------|----------|-----------|-----------|
| PJ: | \$61,242 | \$99,347 | \$32,261 |
| State:* | \$85,648 | \$68,644 | \$42,683 |
| National:** | \$91,120 | \$73,223 | \$23,149 |

CHDO Operating Expenses:
(% of allocation)

PJ: 4.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.91

| | Rental % | Homebuyer % | Homeowner % | TBRA % | | Rental % | Homebuyer % | Homeowner % | TBRA % |
|--|--|--|--|---|--|--|--|--|---|
| RACE: | | | | | HOUSEHOLD TYPE: | | | | |
| White: | 47.8 | 32.4 | 40.0 | 0.0 | Single/Non-Elderly: | 50.3 | 9.2 | 13.3 | 0.0 |
| Black/African American: | 37.8 | 31.6 | 45.3 | 100.0 | Elderly: | 6.8 | 1.6 | 30.7 | 0.0 |
| Asian: | 0.1 | 10.0 | 2.7 | 0.0 | Related/Single Parent: | 32.6 | 34.0 | 24.0 | 100.0 |
| American Indian/Alaska Native: | 0.6 | 1.2 | 0.0 | 0.0 | Related/Two Parent: | 8.8 | 52.8 | 28.0 | 0.0 |
| Native Hawaiian/Pacific Islander: | 6.8 | 4.0 | 2.7 | 0.0 | Other: | 1.4 | 2.4 | 4.0 | 0.0 |
| American Indian/Alaska Native and White: | 0.1 | 0.0 | 0.0 | 0.0 | | | | | |
| Asian and White: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| Black/African American and White: | 0.1 | 0.8 | 0.0 | 0.0 | | | | | |
| American Indian/Alaska Native and Black: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| Other Multi Racial: | 0.0 | 1.2 | 0.0 | 0.0 | | | | | |
| Asian/Pacific Islander: | 2.5 | 4.8 | 0.0 | 0.0 | | | | | |
| ETHNICITY: | | | | | | | | | |
| Hispanic | 4.1 | 14.0 | 9.3 | 0.0 | | | | | |
| HOUSEHOLD SIZE: | | | | | SUPPLEMENTAL RENTAL ASSISTANCE: | | | | |
| 1 Person: | 54.9 | 9.2 | 29.3 | 0.0 | Section 8: | 33.2 | 0.0 [#] | | |
| 2 Persons: | 15.8 | 18.0 | 26.7 | 33.3 | HOME TBRA: | 0.0 | | | |
| 3 Persons: | 13.8 | 17.6 | 14.7 | 66.7 | Other: | 27.5 | | | |
| 4 Persons: | 8.0 | 18.4 | 8.0 | 0.0 | No Assistance: | 39.3 | | | |
| 5 Persons: | 5.7 | 17.2 | 13.3 | 0.0 | | | | | |
| 6 Persons: | 1.4 | 10.8 | 6.7 | 0.0 | | | | | |
| 7 Persons: | 0.4 | 6.0 | 0.0 | 0.0 | | | | | |
| 8 or more Persons: | 0.0 | 2.8 | 1.3 | 0.0 | | | | | |
| | | | | | # of Section 504 Compliant Units / Completed Units Since 2001 | | | | 14 |

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Des Moines

State: IA

Group Rank: 97
(Percentile)

State Rank: 1 / 6 PJs

Overall Rank: 98
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

| FACTOR | DESCRIPTION | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|--------------|----------|
| 4 | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 71.84% | 96.16 | |
| 5 | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS | < 47.80% | 83.01 | |
| 6 | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME | < 70%** | 97.83 | |
| 8 | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS | < 90.38% | 100 | |
| "ALLOCATION-YEARS" NOT DISBURSED*** | | > 3.360 | 2.39 | |

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

